030.0	0003	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,117,800	/	1,117,800
USE VALUE:	1,117,800	/	1,117,800
ASSESSED:	1,117,800	/	1,117,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D ANGELO JOSEPH S & MARGARET M
Owner 2:	TRS/P&J 95 HARLOW STREET TRUST
Owner 3:	
Street 1:	6 THERESA RD
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	D ANGELO JOSEPH S -
Owner 2:	TRS/95 HARLOW ST TRUST -
Street 1:	2 MONTEGO CIRCLE
Twn/City:	ANDOVER
St/Prov:	MA Cntry
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3822 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5341.000	648,700	4,900	464,200	1,117,800
Total Card	0.123	648,700	4,900	464,200	1,117,800
Total Parcel	0.123	648,700	4,900	464,200	1,117,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.49 | /Parcel: 292.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	648,700	4900	5,341.	464,200	1,117,800		Year end	12/23/2021
2021	104	FV	619,400	4900	5,341.	464,200	1,088,500		Year End Roll	12/10/2020
2020	104	FV	619,100	4900	5,341.	464,200	1,088,200	1,088,200	Year End Roll	12/18/2019
2019	104	FV	460,700	4900	5,341.	493,200	958,800	958,800	Year End Roll	1/3/2019
2018	104	FV	460,700	4900	5,341.	359,700	825,300	825,300	Year End Roll	12/20/2017
2017	104	FV	432,300	4900	5,341.	313,300	750,500	750,500	Year End Roll	1/3/2017
2016	104	FV	432,300	4900	5,341.	266,900	704,100	704,100	Year End	1/4/2016
2015	104	FV	385,500	4900	5,341.	261,100	651,500	651,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ANGELO JOSEPH	62859-323		10/30/2013	Convenience	1	No	No		
D ANGELO LUIGI/	62859-308		10/30/2013	Convenience	1	No	No		
D ANGELO LUIGI/	44264-125		12/9/2004	Family	1	No	No		
	08249-356		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1349	Re-Roof	13,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/15/2009	Measured	189	PATRIOT
3/29/2000	Inspected	264	PATRIOT
2/22/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5341		Sq. Ft.	Site		0	80.	1.09	1									464,184						464,200	

Total AC/HA:	0.12261	Total SF/SM:	5341	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	464,184	Spl Credit		Total:	464,200

PRINT

Date	Time
12/29/21	21:38:25

LAST REV

Date	Time
09/12/17	15:40:54
ekelly	

User Acct

21032

GIS Ref

GIS Ref

Insp Date

08/11/17

!2527!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	21032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06866026
Const Adj.:	1.02131045
Adj $ / SQ:	196.458
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	796879
Depreciation:	148220
Depreciated Total:	648660

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

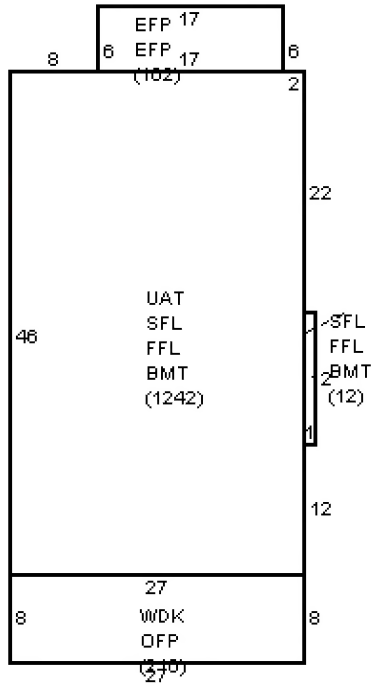
No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.46
Special Features:	0	Val/Su Net:	137.76
Final Total:	648700	Val/Su SzAd	258.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,254	89.580	112,339
FFL	First Floor	1,254	196.460	246,358
SFL	Second Floor	1,254	196.460	246,358
UAT	Upper Attic	311	137.520	42,700
OFP	Open Porch	216	24.650	5,325
WDK	Deck	216	10.860	2,345
EFP	Enclos Porch	204	41.440	8,453
	Net Sketched Area:	4,709	Total:	663,878
Size Ad	2508	Gross Area	5640	FinArea 3822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

030.0-0003-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1916	21.58	T	40	104			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900

IMAGE

AssessPro Patriot Properties, Inc